



Order Filed on October 26, 2021  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-2C

Stuart H. West, Esquire  
Pluese, Becker & Saltzman, LLC  
SW8474  
20000 Horizon Way, Suite 900  
Mount Laurel, NJ 08054-4318  
(856) 813-1700  
Attorneys' for the Mortgagee  
File No. 107319B

In Re:

Arbab H. Ullah  
Fatima A. Ullah

Case No.: 17-26807-ABA

Hearing Date: October 26, 2021

Judge: Andrew B. Altenburg Jr.

**CONSENT ORDER RESOLVING MORTGAGEE'S  
MOTION FOR RELIEF FROM THE AUTOMATIC STAY**

The relief set forth on the following pages, numbered two (2) through (3) is hereby **ORDERED**.

**DATED: October 26, 2021**

  
\_\_\_\_\_  
Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

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Debtor: Arbab H. Ullah and Fatima A. Ullah

Case No: 17-26807-ABA

Caption of Order: Consent Order Resolving Mortgagee's Motion for Relief from the Automatic Stay

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This matter having come before the Court on the Motion of the Mortgagee, Ajax Mortgage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F, by U.S. Bank National Association, as Indenture Trustee, by and through counsel, Pluese, Becker & Saltzman, LLC, Stuart H. West, Esquire, appearing, and Brian S. Thomas, Esquire appearing for the Debtor, having consented hereto and good cause having been shown; IT is hereby, ORDERED as follows:

1. The Parties have agreed to a Loan Modification. As such, the Mortgagee's Motion for Relief from the Automatic Stay is hereby WITHDRAWN.
2. The Debtor shall file a Motion to Approve the Loan Modification within fourteen (14) days. If approved, the Mortgagee shall then file an amended POC and the Debtor shall file a Modified Plan.

We hereby consent to the form and entry of the within Order.

PLUESE, BECKER & SALTZMAN, LLC

LAW OFFICE OF BRIAN S. THOMAS

By: /s/ Stuart H. West

Stuart H. West, Esquire  
Attorneys for the Mortgagee

/s/ Brian S. Thomas

Brian S. Thomas, Esquire  
Attorney for the Debtor

In re:  
Arbab H. Ullah  
Fatima A. Ullah  
Debtors

Case No. 17-26807-ABA  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Date Rcvd: Oct 26, 2021

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 28, 2021:

Recip ID	Recipient Name and Address
db/jdb	+ Arbab H. Ullah, Fatima A. Ullah, 11 Bedford Drive, Egg Harbor Township, NJ 08234-7907

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 28, 2021

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 26, 2021 at the address(es) listed below:

Name	Email Address
Brian S. Thomas	on behalf of Debtor Arbab H. Ullah brian@brianthomaslaw.com
Brian S. Thomas	on behalf of Joint Debtor Fatima A. Ullah brian@brianthomaslaw.com
Denise E. Carlon	on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Howard N. Sobel	on behalf of Creditor Vision Properties Dandelion Plaza, LLC hsobel@sobellaw.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	

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on behalf of Trustee Isabel C. Balboa [ecfmail@standingtrustee.com](mailto:ecfmail@standingtrustee.com) [summarymail@standingtrustee.com](mailto:summarymail@standingtrustee.com)

Robert P. Saltzman

on behalf of Creditor Ajax Mortgage Loan Trust 2021-F Mortgage-Backed Securities, Series 2021-F, by U.S. Bank National Association, as Indenture Trustee c/o Gregory Funding LLC [dnj@pbslaw.org](mailto:dnj@pbslaw.org)

Sindi Mncina

on behalf of Creditor Ditech Financial LLC [smncina@raslg.com](mailto:smncina@raslg.com)

Sindi Mncina

on behalf of Creditor LoanCare LLC [smncina@raslg.com](mailto:smncina@raslg.com)

Stuart H. West

on behalf of Creditor LoanCare LLC [swest@pbslaw.org](mailto:swest@pbslaw.org)

Stuart H. West

on behalf of Creditor Ajax Mortgage Loan Trust 2021-F Mortgage-Backed Securities, Series 2021-F, by U.S. Bank National Association, as Indenture Trustee c/o Gregory Funding LLC [swest@pbslaw.org](mailto:swest@pbslaw.org)

U.S. Trustee

[USTPRegion03.NE.ECF@usdoj.gov](mailto:USTPRegion03.NE.ECF@usdoj.gov)

TOTAL: 12